

Houston Planning Commission
Joint Committee on Performance Standards
Meeting
Monday, October 5, 2005
Summary- DRAFT

Members Present:

Tom Colbert
Victoria Brown
David Hightower
Tommy Friedlander
Mary Lou Henry

Mary Vargo
Barbara Tennant
Catherine Burst
Marlene Gafrick, P&D
Jennifer Ostlind, P&D

Handouts

Performance Standards Draft (*Attachment A or B*)

Background

The Planning Department has been examining the concept of performance standards as a tool to mitigate the impacts of commercial/light industrial development on single-family residential uses.

Issues

- ♦ The proposed standards may prevent existing projects such as the River Oaks Shopping Center and Highland Village Shopping Center from expanding and becoming more mixed use.
- ♦ Basing residential test area on proportion of tracts may not depict land uses accurately.
- ♦ Unintended consequences are a concern.
- ♦ Are all stakeholders involved in the discussion?
- ♦ Will this proposal place the entire burden on non-residential land uses and small business owners?
- ♦ Enforcement of current ordinances is inadequate.
- ♦ Traditional model of neighborhoods supported corner store concept. Modern parking requirements and other development rules prevent this from happening today.
- ♦ How will mixed uses be treated?
- ♦ Do we have conflicting goals: 1) protect single family uses, and 2) encourage density in urban area
- ♦ This concept is anti-urban

Suggestions

- ♦ Limit criteria to local streets with 28' paving sections
- ♦ Residential test area should be based on lot square footage
- ♦ Planning Department should do series of case studies
- ♦ Ability to retrofit must be available in certain situations
- ♦ City should seek authority to issue fines/tickets in excess of \$500 for enforcement of any such standards that might be adopted and the fines be channeled into an enterprise fund to finance the enforcement.

Recommendation to Committees

Two Pronged Approach

- 1) Prevent businesses from locating on local streets in the heart of single family residential communities
Short term- implement now
- 2) Mitigate the impacts of adjacency along true economic corridors that may not be major thoroughfares
Long term- establish committee to study this issue further

Consensus:

- 1) All committee members present agreed that item number one, above, is important and can be addressed immediately. Additional thoughts include
 - ♦ Ensure adequate enforcement
 - ♦ grandfathering
 - ♦ consider square footage of parcels in determining test area
 - ♦ keep it simple,
- 2) All committee members present agreed that item number two, above, is much more complicated and needs further study and discussion. Additional thoughts include:
 - ♦ Ensure all stakeholder groups are adequately represented.
 - ♦ Case studies should be done to consider all possible consequences of implementing performance standards

Next Steps:

Committee members will present findings at next Urban Core and Neighborhood Preservation meetings.